

**Secure Returns.  
Trusted Tenants.  
Proven Track  
Record.**

# LOGAN OFFICE SPACE



**COMMERCIAL LISTINGS  
FOR SALE**

## **CONTACT US**

**MICHAEL - 0433 690 962  
JASON - 0408 086 596**



# A RARE OPPORTUNITY

Introducing a one-of-a-kind commercial portfolio release with guaranteed income, national appeal, and institutional-level lease security.

Logan Office Space, established in 2015, is offering a hand-picked portfolio of 29 commercial strata properties, each secured by a 3-year leaseback to us—South East Queensland's trusted small-office provider.

This isn't just a chance to purchase commercial real estate. It's an opportunity to:

-  Offer your investor clients a property with a built-in, secure tenant (us) from day one
-  Unlock high-yielding investments—gross yields up to 8.92% and net yields above 6.5%
-  Simplify portfolio diversification with bite-sized strata investments across multiple locations
-  Balance of first year's Rent paid on settlement

Whether you're representing a SMSF buyer, a first-time commercial investor, or a seasoned portfolio builder, this portfolio offers low-risk entry into a managed, income-producing asset class with zero vacancy downtime and no tenant-finding stress, guaranteed for the first 3 years.

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# THE PORTFOLIO

Address	Gross Rent	Offer Price	Net Yield
18/29 Cinderella Drive	\$ 39,820.00	\$ 502,487	6.50%
10/66 Commercial Drive	\$ 88,000.00	\$ 1,189,170	6.50%
1/29 Cinderella Drive	\$ 39,820.00	\$ 502,486	6.50%
2/29 Cinderella Drive	\$ 39,820.00	\$ 502,486	6.50%
6/29 Cinderella Drive	\$ 44,000.00	\$ 578,391	6.50%
6 & 7 / 3460 Pacific Highway	\$ 105,820.00	\$ 1,360,075	6.50%
16/29 Cinderella Drive	\$ 39,820.00	\$ 508,727	6.50%
3/29 Cinderella Drive	\$ 39,820.00	\$ 514,082	6.50%
14/373 Chatswood Road	\$ 30,250.00	\$ 356,483	6.50%
4/29 Cinderella Drive	\$ 39,820.00	\$ 514,082	6.50%
4/130 Kingston Road	\$ 109,450.00	\$ 1,513,547	6.50%
15/3460 Pacific Highway	\$ 48,400.00	\$ 610,653	6.50%
26/22 Allgas Street	\$ 29,700.00	\$ 363,335	6.50%
14, 15, 16 / 8 Dennis Road	\$ 101,200.00	\$ 1,172,609	6.50%
17/29 Cinderella Drive	\$ 49,720.00	\$ 661,034	6.50%
8/29 Cinderella Drive	\$ 43,120.00	\$ 559,496	6.50%
9/29 Cinderella Drive	\$ 57,200.00	\$ 752,564	6.50%
4/66 Commercial Drive	\$ 66,000.00	\$ 850,709	6.50%
16 / 3460 Pacific Highway	\$ 53,900.00	\$ 695,268	6.50%
3/13 Cameron Street	\$ 49,500.00	\$ 646,490	6.50%
13/29 Cinderella Drive	\$ 39,820.00	\$ 514,084	6.50%
16/373 Chatswood Road	\$ 27,500.00	\$ 341,915	6.50%
5/373 Chatswood Road	\$ 29,150.00	\$ 347,714	6.50%
3/373 Chatswood Road	\$ 46,200.00	\$ 554,367	6.50%
14/3460 Pacific Highway	\$ 39,820.00	\$ 478,653	6.50%
7/45 Commercial Drive	\$ 66,000.00	\$ 880,946	6.50%

\* NET YIELD CALCULATED AS GROSS RENT (INC GST) LESS GROSS EXPENSES DIVIDED BY OFFER PRICE

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# GET IN QUICK

This is a highly attractive unique opportunity to purchase into a portfolio of 29 fully tenanted commercial properties with Logan Office Space as the secure leaseback tenant.

Each property comes with:

- 📄 3-Year Fixed Lease to Logan Office Space
- 💰 Attractive Net Yields, with strong cashflow
- 🏢 Professional Management & Maintenance History
- 🗝️ Tenant in Place from Day One — No Downtime, No Hassle

Due to the high demand from investors seeking reliable yield with minimal risk, we expect strong interest and fast movement across this portfolio.

🔗 You can track the live availability and contract status of each property at:

[www.loganofficespace.com.au/portfolio](http://www.loganofficespace.com.au/portfolio)

📞 Don't Miss Out. Secure a High-Yielding Property Today.

Start calling your INVESTORS!

Contact us now to express interest, request brochures, or reserve a property before they're gone.

Michael Kanik - 0433 690 962

Jason Penna - 0408 086 596

office@loganofficespace.com.au